



# NORMANTON GRANGE

NORMANTON ON THE WOLDS, NOTTINGHAMSHIRE





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OLD MELTON ROAD,  
NORMANTON ON THE WOLDS,  
NOTTINGHAMSHIRE

A FINE GRADE II LISTED  
COUNTRY HOUSE SET  
IN THE HEART OF ONE  
OF NOTTINGHAM'S  
MOST POPULAR VILLAGES

Reception hall

Drawing room

Dining room

Sitting room

Breakfast kitchen with pantry

Utility

Boot room

Substantial master suite

Six further bedrooms, one with en suite

Two family bathrooms and shower room

Study with kitchen and separate staircase

Summer house

Workshop

Four garages

Approx 0.9 acre plot





## LOCATION

Normanton on the Wolds is a much sought after village lying to the south side of Nottingham and with excellent access into Nottingham city centre (approx 8 miles) which has rail connections to London and the south east.

Trains from Nottingham to London St Pancras approx 102 mins.

The newly dualled A46 lies approx 3 miles to the east providing excellent access to a wide range of regional centres.

Normanton is a largely unspoilt village with a well regarded local public house and other facilities are available in the nearby village of Keyworth.

## DESCRIPTION

A fine and substantial Grade II Listed country house set in the heart of one of Nottingham's most sought after villages. The property originally dates back to the mid 17th Century with significant later additions, with much work having been done over the years to upgrade and improve the accommodation. The Georgian front elevation gives the property an imposing standing within the superb plot which is just under 1 acre in size with mature and private formal gardens and a useful range of outbuildings.

Offering substantial internal accommodation within the main house exceeding 6,500 sq.ft with a range of impressive reception rooms on the ground floor and a traditional style breakfast kitchen. Six bedrooms across the first floor including the stunning master suite as well as two well fitted family bathrooms and a shower room. The home office is a particularly useful feature with kitchen attached and a separate staircase leading to it from the courtyard making it ideal for those working from home on a regular basis. Benefitting from a wealth of period features throughout, enhancing the character of the property with beamed ceilings, sash windows and open fireplaces.

## ACCOMMODATION

### Ground Floor

Solid oak door opening into enclosed porch with marble flooring and through to the impressive reception hall, benefitting from Chesney fireplace with feature marble surround and superb solid oak staircase leading to first floor gallery landing. Stunning formal drawing room with rear aspect, two sets of solid oak French doors opening onto the patio area and superb corner bay window. Bespoke solid oak cabinet makes for a striking feature, open fire with stone surround.





Dining room with bay window to the front elevation and wood burning stove. Inner hall with cloakroom with W.C and wash hand basin, secondary dog-leg staircase leading to first floor landing. Sitting room with heavily beamed ceiling, wood burning stove and door leading through to front porch. Traditional breakfast kitchen with beamed ceiling and solid oak wall and base units with granite work tops. Three door Aga and further integrated appliances including electric oven and grill, electric induction hob, Neff dishwasher and sink and drainer. Walk-in pantry and laundry with a useful range of base units and full height storage cupboard, space and plumbing for washing machine and dryer and traditional Belfast sink. Boot room with vast array of storage units, work top with Belfast sink.

### First Floor

Stunning master bedroom with glorious rear aspect over the gardens and two generously proportioned dressing areas with built-in wardrobes. En suite fitted to a high standard with twin bath, shower, wash hand basin, storage units and W.C. Bedroom two with front elevation and luxury family bathroom with free standing bath, walk-in shower, wash hand basin with vanity unit, heated towel rail and W.C. Bedroom three with front elevation and fitted wardrobes. Door leading through to secondary landing and shower room with steam shower and heated towel rail, bathroom with bath with overhead shower, wash hand basin, heated towel rail and W.C. Bedroom four with built-in wardrobes and bedroom five with substantial walk-in wardrobe and storage area.

Bedroom six leads through to the home office with kitchen fitted with wall and base units, sink and fridge. Accessed via a separate staircase to the ground floor and out to the courtyard this could make for an ideal home office or conversion to a self-contained annexe should it be required.

### Second Floor

Approached via a dog-leg staircase to landing with door to substantial loft space. Bedroom seven and en suite with fitted wardrobes, bath, wash hand basin and W.C.

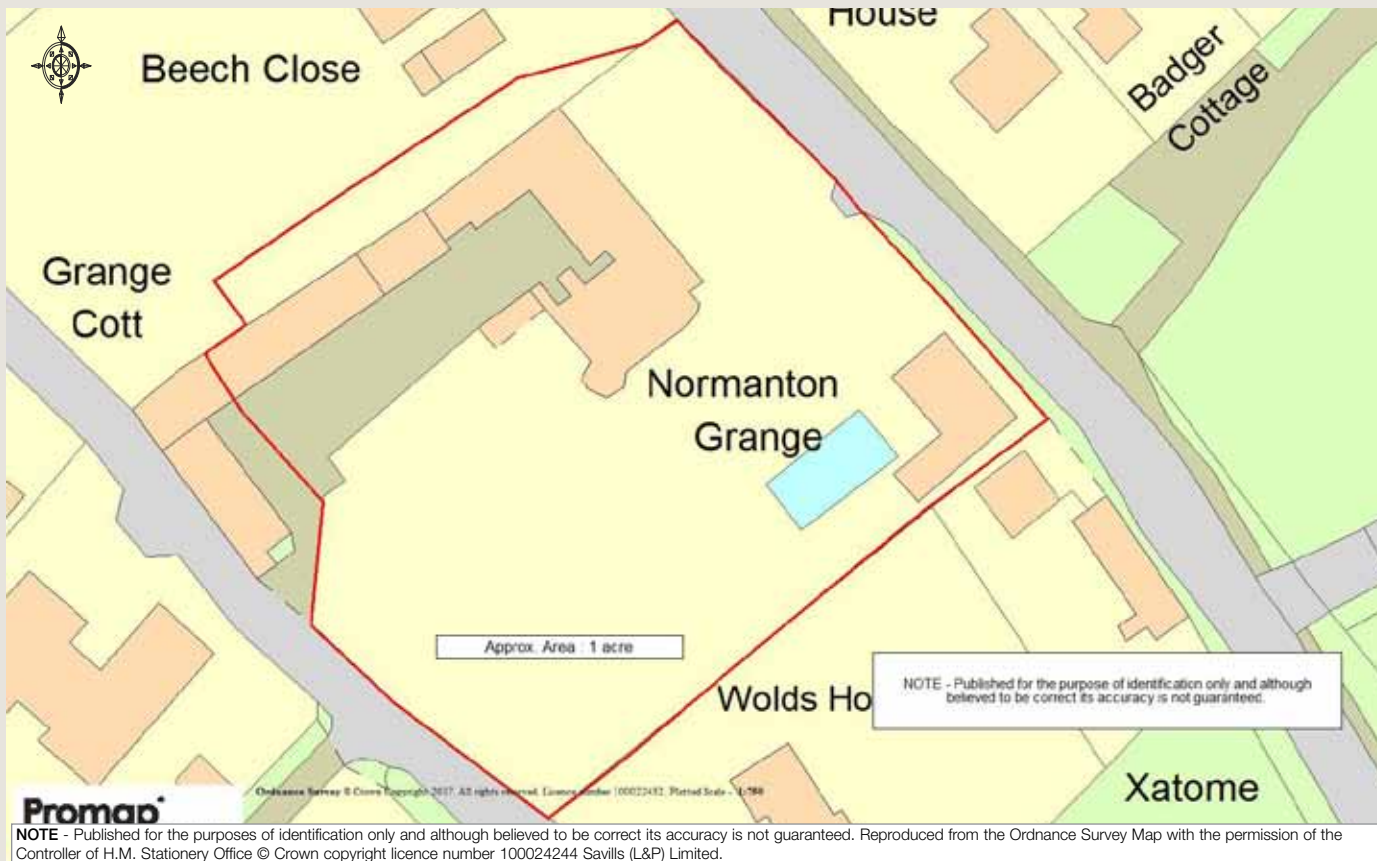
### Outside

Approached from Old Melton Road with electric gates opening onto a substantial gravel driveway providing parking for multiple vehicles with mature trees and front garden laid to lawn with shrubs and flowerbeds.

Glorious garden to the rear with substantial formal lawn and mature borders offering a good deal of privacy. Detached summer house overlooking the garden with bi-folding doors opening into an open plan living/games room with kitchen area with wall and base units and sink. Shower room with shower and sauna and separate cloakroom with W.C.







Separate dining room with French doors opening back on to decking with hot tub area.

To the rear of the main house is a substantial courtyard area with a range of outbuildings including two single garages, one with electric doors, double garage with electric doors and workshop with fitted work bench.

## NOTE

Swimming pool as seen on site plan has since been filled in. Planning permission for an indoor swimming pool was granted in 2009 but has since expired.

## OVERAGE CLAUSE

Please note the property is subject to an overage should an additional dwelling be developed within the curtilage of the plot in the future. 50% for a 20 year term.

## GENERAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

**Viewing:** Strictly by appointment with Savills



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# FLOORPLANS

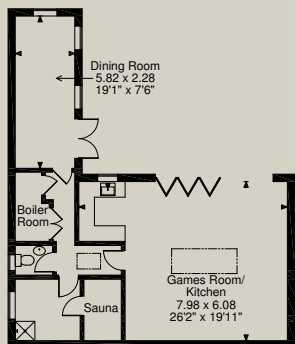
Main House gross internal area = 6,705 sq ft / 622 sq m

Garages & Workshop gross internal area = 1,136 sq ft / 106 sq m

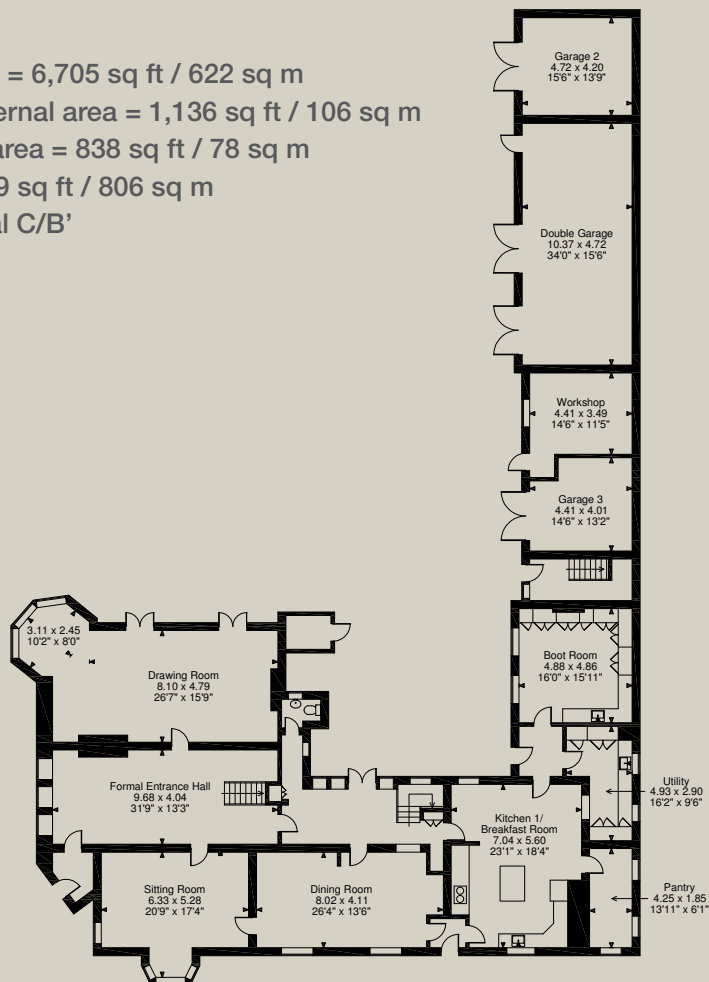
Summer House gross internal area = 838 sq ft / 78 sq m

Total gross internal area = 8,679 sq ft / 806 sq m

Quoted Area Excludes 'External C/B'



Summer House



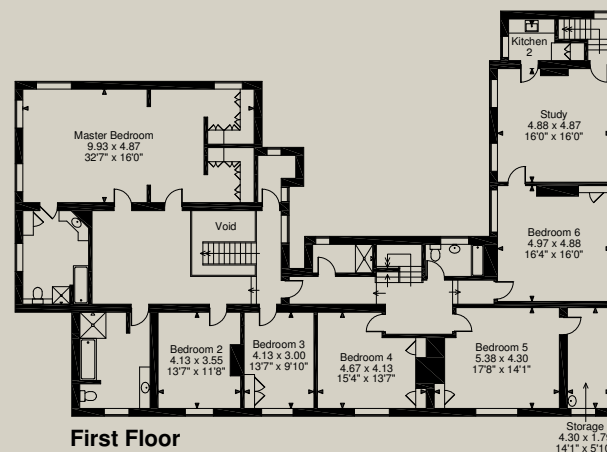
Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

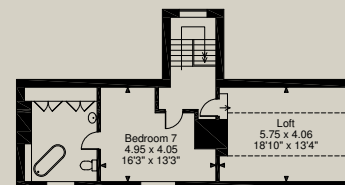
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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First Floor



Second Floor



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